

144.0

0009

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,156,700 / 1,156,700

ASSESSED:

1,156,700 / 1,156,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
89		HIGH HAITH RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: NGOWI RODRIQUE N &	
Owner 2: BUNNING LUCY S	
Owner 3:	

Street 1: 89 HIGH HAITH RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: 89 HIGH HAITH RD LLC -

Owner 2: -

Street 1: 55 HAZEL ST

Twn/City: WATERTOWN

St/Prov: MA Cntry:

Postal: 02472

## NARRATIVE DESCRIPTION

This parcel contains 5,794 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2013, having primarily Clapboard Exterior and 2520 Square Feet, with 1 Unit, 2 Bath, 2 1/2 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5794		Sq. Ft.	Site		0	80.	1.02	9									475,057						475,100	

Total AC/HA: 0.13301

Total SF/SM: 5794

Parcel LUC: 101 One Family

Prime NB Desc: Brackett

Total: 475,057

Spl Credit

Total: 475,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

1,156,700 / 1,156,700

USE VALUE:

1,156,700 / 1,156,700

ASSESSED:

1,156,700 / 1,156,700

APPRAISED:

1,156,700 / 1,156,700

94677

GIS Ref

GIS Ref

Insp Date

10/01/18

11296!

Prior Id # 1: 94677

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6	Colonial			Full Bath: 2	Rating: Very Good														
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	Concrete			A 3QBth:	Rating:														
Frame: 1	Wood			1/2 Bath: 1	Rating: Good														
Prime Wall: 2	Clapboard			A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1	Gable			<b>OTHER FEATURES</b>															
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Very Good														
Color: GREEN				A Kits:	Rating:														
View / Desir:				Fpl: 2	Rating: Very Good														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade: B	Good			<b>CONDOS INFORMATION</b>															
Year Blt: 2013	Eff Yr Blt:			Location:															
Alt LUC:				Total Units:															
Jurisdct: G15	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>															
Avg Ht/FL: STD				Phys Cond: VG	Very Good	0.6	%												
Prim Int Wall: 2	Plaster			Functional:															
Sec Int Wall:		%		Economic:															
Partition: T	Typical			Special:															
Prim Floors: 3	Hardwood			Override:															
Sec Floors:		%		Total:	0.6	%													
Bsmnt Flr: 12	Concrete			<b>CALC SUMMARY</b>															
Subfloor:				Basic \$ / SQ:	125.00														
Bsmnt Gar:				Size Adj.: 1.066666660															
Electric: 3	Typical			Const Adj.: 0.999899998															
Insulation: 2	Typical			Adj \$ / SQ: 133.320															
Int vs Ext: S				Other Features: 123884															
Heat Fuel: 2	Gas			Grade Factor: 1.33															
Heat Type: 1	Forced H/Air			NBHD Inf: 1.000000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC: 100		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 684983															
% Com Wall		% Sprinkled:		Depreciation: 4110															
				Depreciated Total: 680873															
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 144.0-0009-0012.0										<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		<b>AssessPro Patriot Properties, Inc</b>
19	Patio	D	Y	1	10X18	A	AV	2016	4.33	T	5	101			700		700		
More: N				Total Yard Items:				700	Total Special Features:							Total:	700		